

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – June 30, 2006**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:10 a.m. and adjourned at 10:14 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Kreitzer, Riess, Woods

**Commissioners Absent:** Day, Miller

**Advisors Present:** Anzures, Harron (Office of County Counsel); McPherson (Environmental Health); Sinsay (Public Works)

**Staff Present:** Pryor, Brown, Cibit, Elias, Farace, Loy, Maxson, Muto, Oberbauer, Stocks, Turner, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of June 16, 2006.**

**Action:** Beck – Kreitzer

Approve the Minutes of June 6, 2006.

Ayes: 5 - Beck, Brooks, Kreitzer, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 2 - Day, Miller

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were none.

**D. Formation of Consent Calendar:** Items 1 (continuance); Items 3A and 3B.

SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006, Agenda Item 1:

1. HCC Investors, Estates Seven LLC, Lennar Bridges LLC, The Bridges Unit 6/SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, The Bridges Unit 7/TM 5239RPL<sup>4</sup>, AD 01-001, S01-077, and Santa Fe Creek/SPA 03-006, San Dieguito Community Plan Area (continued from June 2, 2006)

This request is a proposal to:

- (1) Amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 9.2-acre area currently designated for open space into a residential use (five estate units), and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to Unit 7. Other implementing permits include a Tentative Map to subdivide the new residential area into five lots ranging in size from one to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development and expansion of The Bridges Golf Course driving range. This Tentative Map will also vacate an open space easement;
- (2) Subdivide 83.5 acres into 29 residential lots (Unit 7). This component of the proposal involves a Vesting Tentative Map, Administrative Permit for Lot Area Averaging and a Vesting Site Plan; and
- (3) Amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1-5 (which are located along the west boundary of the Specific Plan), in order to accommodate the program to expand The Bridges Golf Course driving range.

The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan, and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. Unit 7 is located east of and adjacent to Unit 6. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores.

**SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006, Agenda Item 1:**

**Staff Presentation:** Stocks

**Proponents:** 1; **Opponents:** 1; **Neutral:** 2

Staff requests that the Planning Commission postpone consideration of this Item to allow further resolution of issues pertaining to potential environmental impacts.

**Action:** Kreitzer – Beck

Postpone consideration of SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001, S01-077 and SPA 03-006 to the meeting of August 25, 2006.

Ayes:	5 -	Beck, Brooks, Kreitzer, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Day, Miller

**AA 06-001, Agenda Item 2:**

**2. Country Creek RV Resort Park, Administrative Appeal (AA) 06-001, Lakeside Community Planning Area**

**Appeal of the Director's Decision dated April 26, 2006, which determined that the non-conforming use known as the Country Creek Recreational Vehicle Resort has been unlawfully modified. The unlawful modifications include the following: (1) converting from an overall total of 127 spaces to 129; (2) converting one of the spaces to the Resort manager's office with permanently installed utilities; (3) converting all of the remaining 128 spaces to full hook-up services whereas only 58 full hook-up spaces are authorized; and (4) changes in other facilities. By converting tent spaces and partial hook-up spaces, the modification has had the effect of denying public recreational use of the spaces intended for temporary camping-type use. The modification has also changed the nature of the overall use, from recreational and transient occupancy, to a Mobilehome park with more permanent residency.**

**Staff Presentation:** Brown

**Proponents:** 0; **Opponents:** 1

**Discussion:**

The applicant's representative requests that the Planning Commission postpone consideration of this Appeal to allow further discussions with parties who have expressed interest in purchasing the property, correcting the code violations and bringing the site into compliance with County regulations. The applicant's representative insists that when the applicant purchased this property in 1988 there were 128 full-hookup spaces. He does not believe the existing code violations are serious public health or safety matters requiring immediate attention.

Staff is opposed to postponing today's hearing because of the ongoing code violations. Staff reminds the Commission that such an action would prevent the Department from taking legal action, if necessary, against the applicant. Selling the property and/or transferring title does not resolve those code violations, and rather than requesting that the Planning Commission postpone today's hearing, the applicant would be better served by withdrawing his Appeal.

**AA 06-001, Agenda Item 2:**

The applicant's representative maintains that withdrawing the appeal and attempting to correct the violations would be expensive and could result in litigation for the applicant and the County of San Diego. He reminds the Commission that – per Staff - 60 of 127 RVs will have to be removed, resulting in the loss of homes for those families. The applicant's representative also believes that the renters of the illegal RVs should be entitled to relocation benefits, as they are long-term residents of the RV park.

Following Staff's brief oral and visual presentation, during which Staff informs the Commission that the RV park use was recognized as legally non-conforming in 1982, the applicant's representative provides documents from DEH representatives which he believes gave him permission to expand and modify the facility. Staff has reviewed these documents and determined that DEH merely examined the applicant's inquiries, and DEH continues to support only 33 full hook-ups and 25 partial hook-ups on the site. A 1988 letter from DPLU confirms that it was and still is DPLU's interpretation that the nonconforming uses were illegally modified, and the applicant has been unable to provide evidence refuting that determination.

The Lakeside Community Planning Group chairman support's Staff's position. He believes the applicant's actions have resulted in health and safety problems, and informs the Commission that many complaints have been received about very unpleasant odors emanating from the site. He questions why representatives from DEH and/or the Regional Water Quality Control Board have not taken action against the applicant. Comments from Commissioner Beck following the Planning Group chairman's testimony result in DEH Staff assuring the Commission that the site will be visited and inspected shortly.

The applicant's representative maintains that the proper Permits were obtained but he cannot locate them. Staff informs the Planning Commissioners that the operating permit for the facility is issued annually by DEH and it continues to specify that only 58 spaces are allowed.

**Action:** Beck – Woods

Adopt the Form of Decision denying Administrative Appeal (AA) 06-001.

Ayes:	5 -	Beck, Brooks, Kreitzer, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Day, Miller

GPA 06-002, Item A – Viejas Hills  
(GPA 05-009, SP 02-002, TM 5345RPL<sup>5</sup>,  
And R05-020); Agenda Item B – The Oaks  
(GPA 99-001, R99-001, TM 5174RPL<sup>4</sup>,  
And R99-012, Agenda Item 3:

3. General Plan Amendment (GPA) 06-002: Item A – Viejas Hills Partnership LLC, Viejas Hills, GPA 05-009, Specific Plan (SP) 02-002, Tentative Map (TM) 5345RPL<sup>5</sup> and Zone Reclassification R05-020; Item B – Larry Van Wey, The Oaks, GPA 99-001, Zone Reclassification R99-001, TM 5174RPL<sup>4</sup> and Major Use Permit P99-012, Hidden Meadows

Proposal to amend the General Plan Regional Land Use Element. This represents the third such amendment to be considered by the County in 2006, and consists of the following two Items:

Item A: Request to change the existing Environmentally Constrained Area Regional Category and the (23) National Forest Land Use Designation for an approximately four-acre area located in Alpine to the Country Residential Development Area (CRDA) Regional Category and the (1) Residential Land Use Designation, which allows one dwelling unit per one, two or four acres. This GPA is linked to the following proposed implementation actions: (1) a Specific Plan (SP) 02-002 that proposes the development of 27 residential lots with minimum lot areas of one acre; (2) a Zone Reclassification that will implement the proposed GPA by changing the Density Designator and the minimum lot size from 40 acres to one acre; and (3) a Tentative Map that proposes subdividing the total 181.7-acre project area into 27 residential lots plus a number of other open space lots. The project site is northeasterly of the intersection of East Victoria Drive and Otto Avenue in Alpine.

Item B: Request to change the existing (1) Residential Land Use Designation to (3) Residential (allowing two dwelling units per acre) for two non-contiguous parcels. This GPA is linked to the following proposed implementation actions: Parcel 1 includes a Zone Reclassification proposing to change the Use Regulations from A70 to RS, and the Minimum Lot Area Designator from one acre to .37 acre; A Tentative Map that proposes to subdivide the total 5.28-acre project area into 11 single detached residential lots, and Major Use Permit for a Planned Residential Development. Parcel 2 includes a Zone Reclassification proposing to change the Use Regulations from A70 to RR2 and the Minimum Lot Area Designator from one acre to 0.5 acre. Both parcels are located in Hidden Meadows. Parcel 1 is at the northeast corner of Meadow Glen Way East and Oak Ranch Road;

**SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006:**

**Parcel 2 is located approximately 0.15 mile north of the same intersection on Oak Ranch Road.**

**Staff Presentation:** Stocks (Item A); Maxson (Item B)

**Proponents: 2; Opponents: 0**

GPA 06-002, Item A is approved on consent.

**Beck – Brooks**

Recommend that the Board of Supervisors:

- a. Adopt the Resolution approving GPA 06-002 Item A (GPA 05-009), which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
- b. Adopt the Resolution approving SP 02-002 for the Viejas Hills Specific Plan, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
- c. Adopt the Resolution approving TM 5245RPL<sup>5</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law; and
- d. Adopt the Form of Ordinance changing the zoning classification of certain property in the Alpine Community Planning Area

Ayes: 5 - Beck, Brooks, Kreitzer, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 2 - Day, Miller

GPA 06-002, Item B

**Proponents: 3; Opponents: 0**

**SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006:**

GPA 06-002, Item B is approved on consent following Commissioner Riess' announcement that he will abstain from participating in consideration of this Item.

**Action:** Brooks – Kreitzer

Recommend that the Board of Supervisors:

- a. Adopt the Resolution approving GPA 06-002 Item B (GPA 99-001), which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
- b. Grant Major Use Permit P99-012, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law;
- c. Adopt the Resolution approving TM 5174RPL<sup>4</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law; and
- d. Adopt the Form of Ordinance changing the zoning classification of certain property in the North County Metropolitan Subregional Plan Area.

Ayes:	4 -	Beck, Brooks, Kreitzer, Woods
Noes:	0 -	None
Abstain:	1 -	Riess
Absent:	2 -	Day, Miller



**GPA 06-002, Item A – Viejas Hills**  
**(GPA 05-009, SP 02-002, TM 5345RPL<sup>5</sup>,**  
**And R05-020); Agenda Item B – The Oaks**  
**(GPA 99-001, R99-001, TM 5174RPL<sup>4</sup>,**  
**And R99-012, Agenda Item 3:**

**E. Report on actions of Planning Commission's Subcommittees:**

There were no reports provided.

**F. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

No Board of Supervisors meetings are scheduled prior to the July 14, 2006 Planning Commission meeting.

**G. Discussion of correspondence received by the Planning Commission:**

There was none.

---

**Department Report**

**H. Scheduled Meetings:**

July 14, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 28, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

**Planning Commission Minutes**

**June 30, 2006  
Page 10**

**SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006:**

December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 29, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:14 a.m. to 9:00 a.m. on July 14, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.